PT OF NW1/4 OF NW1/4
IN OR 2549/1523

TOMS FRANCES MARIE/TOMS JOSHUA GRANT
5874 HALTER PL
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

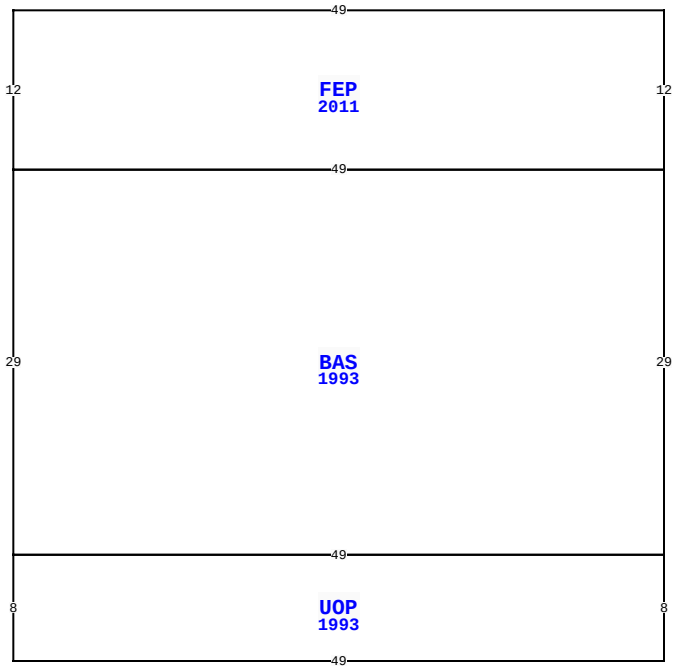
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1,421	88,175
FEP	588	80	470	29,164
UOP	392	20	78	4,840
TOTALS	2,401		1,969	122,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	103.3900	93.31	183,727	1950	1955	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 0 Heated Area: 1421 HX Base Yr



5874 HALTER PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		122,178
TOTAL MARKET OB/XF VALUE		8,554
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		183,552
SOH/AGL Deduction		124,443
ASSESSED VALUE		59,109
TOTAL EXEMPTION VALUE	HX HB	26,289
BASE TAXABLE VALUE		32,820
TOTAL JUST VALUE		455,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000268	REPAIR/RRF	9,792	01/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1523	2/17/2022	QC	U	I	11	100
GRANTOR: TOMS ROBERT WILLIAM						
GRANTEE: TOMS FRANCES MARIE						
0574/1133	7/20/1989	WD	Q	I		112,000
GRANTOR: KNOUSE V G & B D						
GRANTEE: TOMS R W & F A						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W49 S12 BAS=[YR=1993] S29 UOP=[YR=1993] S8 E49N8 W49 $ E49 N29 W49$ E49 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	0	0	574.00	SF	26.95	26.95	100	1960	1960	3	20	3,094	
2	0681	POLE SHED	0	100	28	65	1,820.00	SF	15.00	15.00	100	1960	1960	3	20	5,460	

LAND DESCRIPTION

TOTAL OB/XF 8,554

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	440.00	440.00	4,620							
3	005300	A	CROPLAND 3	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	400.00	400.00	3,200							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000							

REVIEW DATE 04/03/2018 BY TWX Total Acres: 20.00 Total Land Value: 52,820 Market: 280,000 Agricultural: 7,820 Common: 45,000 PRINTED 08/02/2023 BY SYS